

VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES

- BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(CORS96)
- SAID LOT DOES NOT APPEAR TO BE UNDER THE 100 YEAR FLOOD PLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON COMMUNITY PANEL NO. 48041C0215E EFFECTIVE DATE, 05/16/2012
- BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH CITY OF BRYAN ORDINANCE AND REGULATIONS.
- WATER AND SEWER LINES SHOWN HEREON ARE APPROXIMATED PER CITY OF BRYAN DIGITAL MAPS.
- RESTRICTIONS RECORDED IN THE VOL. 142, PAGES 437 AND 439, VOL. 146, PAGE 39(PLAT), VOL. 147, PAGE 449, VOL. 168, PAGES 241 AND 523, AND VOL. 175, PAGE 235.
- EXISTING STRUCTURES WILL BE REMOVED PRIOR TO RECORDING OF REPLAT
- PROPERTY IS ZONED RD-5

#### METES AND BOUNDS DESCRIPTION

Being a tract of land containing 0.5261 acres, and being all of Lot 1, Block 5, of the Garden Acres Addition, First Installment in the City of Bryan, as recorded in Vol. 146, Page 39, of the Brazos County Deed Records(B.C.D.R.). All bearings of this survey are referenced to the Texas State Plane Coordinate System, Central Zone, NAD83(CORS96), and boundary based on found iron rods in said addition, as surveyed on the ground on June 18th, 2013.

**BEGINNING** at a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" found for the northwest corner of this tract, also being the northwest corner of said Lot 1, also being the south corner of Lot 2, Block 5 of said addition, also being on the northeast right-of-way line of Broadmoor Drive(80' R.O.W.);

**THENCE** North 56°43'11" East, a distance of 185.70 feet along the common line between this tract and said Lot 2 to a point in bed of creek for the north corner of this tract, also being the north corner of said Lot 1, also being the east corner of said Lot 2, also being the southwest corner of Lot 5, Block 5 of said addition, also being a northwest corner of Lot 4, Block 5 of said addition;

**THENCE** South 31°23'15" East, a distance of 76.50 feet along the common line between this tract and said Lot 4 to a point in bed of creek for a northeast corner of this tract, also being the southwest corner of said Lot 4, also being a northwest corner of Lot 3, Block 5 of said addition;

**THENCE** South 10°00'13" East, a distance of 101.10 feet along the common line between this tract and said Lot 3 to a point in bed of creek for the southeast corner of this tract, also being the southeast corner of said Lot 1, also being the southwest corner of said Lot 3, also being a point on the north right-of-way line of East North Avenue(50' R.O.W.);

**THENCE** North 89°40'35" West, a distance of 187.30 feet along the common line between this tract and said right-of-way line to a 1/2" iron rod with a maroon plastic cap marked "RPLS 6132 - ATM SURV" set for the southwest corner of this tract, also being the southwest corner of said Lot 1, at the intersection of the east line of said Broadmoor Drive;

**THENCE** North 22°16'11" West, a distance of 66.90 feet along the common line between this tract and said Broadmoor Drive to the **PLACE OF BEGINNING** containing 0.5261 acres.

# ORIGINAL PLAT

#### APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
City Engineer, City of Bryan

#### APPROVAL OF PLANNING AND ZONING COMMISSION

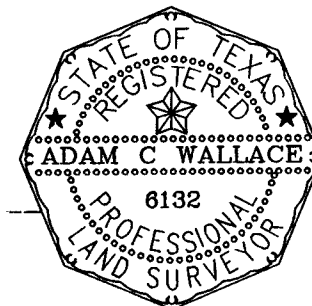
I, \_\_\_\_\_, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 2013, and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Chairman

#### CERTIFICATE OF SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS

I, Adam Wallace, Registered Public Surveyor No. 6132, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property on June 18th, 2013 and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

\_\_\_\_\_  
Adam Wallace, R.P.L.S. No. 6132



File name: 2013-0288-NORTH E 800-REPLAT.DWG  
Plot date: 08/13/13

SURVEY LEGEND	
—	SUBJECT PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	UTILITY EASEMENT
---	ORDINANCE BUILDING LINE(L)
---	ELECTRICAL LINE
---	SEWER LINE
---	WATER LINE
---	WATER VALVE
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER
---	POWER POLE
---	METAL SIGN
---	WATER METER
---	SEWER MANHOLE
---	WATER METER
---	ELECTRIC METER